



**GRASSROOTS**  
REALTY GROUP

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**275006 HWY 616**  
**Rural Wetaskiwin No. 10, County of, Alberta**

**MLS # A2255194**



**\$439,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,104 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	1.79 Acres		
<b>Lot Feat:</b>	Landscaped, Private, Treed		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	18-47-27-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This Acreage with a Completely Renovated Home and a Double Detached Garage is located right off pavement Very close to Pigeon Lake! Inside the home to the main floor that hosts a Modern Kitchen, Dining Room with patio access to the Back Deck, a 4 Piece Bathroom, Three Bedrooms including the Primary with its own Walk-In Closet and 2 piece Ensuite Bathroom. The Basement has a Large Family Room, Laundry, and a Large Storage Room with Windows that could easily be converted in more Bedrooms. The Newer Finished Double Detached Garage has a Concrete Floor, Power, and Heated by a wood fireplace. All Renovations were done within the last 5 years including Shingles, Well, Septic Field, Windows, Kitchen, Bathrooms, Flooring, Garage, Decks, Siding, Appliances, and More! This Pride of Ownership Property Welcomes its new owners to enjoy acreage living!